



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2023-074

June 3, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional) and N1-A(CD) (Neighborhood 1-A, conditional)

LOCATION

Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road.

(Council District 27 – Driggs)

PETITIONER

C Investments 2, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** and **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of Development Area A is inconsistent, while Development Area B is consistent with the *Policy Map* designation.
- The site is adjacent to properties zoned N1-A to the northeast, south, and east, and zoned INST(CD) to the north, and designated the Neighborhood 1 Place Type by the *2040 Policy Map*. The site is adjacent to properties zoned N1-A and designated the Campus Place Type to the west across Providence Road.
- The proposed solid waste facilities on site should be located as far from adjacent property boundaries and screened to the greatest extent practicable.
- The *Comprehensive Plan's* EGF identifies that the site is within an Access to Housing Gap and has a low housing diversity score due to a lack in diversity of housing types

outside of traditional single-family housing. Development of “missing middle” housing types such as duplexes, triplexes, and townhomes would be appropriate to fill the housing gap in the area.

- The proposed development has frontage on two Arterial Streets as defined by the Unified Development Ordinance (UDO). Providence Road is designated by the Charlotte Streets Map as a 6+ Lane Boulevard and Kuykendall Road is designated as a 2+ Lane Avenue. The *Comprehensive Plan* calls for Neighborhood 2 Place Types to be located on arterial streets designed to accommodate alternative modes of transportation. The proposed plan includes a 12-foot multi-use path along the site’s frontage with Providence Road.
- The site is located within 3/4-mile of an area designated as a Community Activity Center by the *2040 Policy Map*. The proposed site plan proposes a signalized crosswalks spanning Providence Road that would facilitate easier access to daily good and services found within the Community Activity Center.
- The site is along the route of the CATS 61X express bus providing service between the Charlotte Transit Center (CTC) and Johnson and Wales campus and the Waverly, Arboretum, and Strawberry Hill shopping centers.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for Development Area A of the site.

Motion/Second: Sealey / Shaw

Yeas: Sealey, Shaw, Stuart, McDonald, Neeley, Blumenthal

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent and consistent with the *2040 Policy Map*.

Commissioner Shaw asked about the location of the solid waste service area and how the outstanding issue could be addressed. Staff stated that the dumpster locations should be moved further from the property line, potential locations between buildings may necessitate shifting building locations or adjusting the number of units in some buildings. Staff stated that the petitioner is aware of this issue.

Chairperson Blumenthal stated that most of his concerns from the previous Zoning Committee review have been addressed with

the revised site plan. He liked the revised open space and felt that it improved the safety and functionality of those spaces. He stated that he would like to see the remaining outstanding issues addressed but felt the plan was in a position where he could recommend approval.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571